



**CITY OF MORGAN HILL**

**CITY COUNCIL  
MORGAN HILL REDEVELOPMENT AGENCY**

**COUNCIL CHAMBERS**

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037-4128

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**COUNCIL MEMBERS**

Dennis Kennedy, Mayor  
Greg Sellers, Mayor Pro Tempore  
Hedy L. Chang, Council Member  
Steve Tate, Council Member  
Larry Carr, Council Member

**REDEVELOPMENT AGENCY**

Dennis Kennedy, Chair  
Larry Carr, Vice-Chair  
Hedy L. Chang, Agency Member  
Steve Tate, Agency Member  
Greg Sellers, Agency Member

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**WEDNESDAY, JANUARY 10, 2001**

**AGENDA**

**JOINT MEETING**

**CITY COUNCIL REGULAR MEETING**

**and**

**SPECIAL REDEVELOPMENT AGENCY MEETING**

**7:00 P.M.**

**CALL TO ORDER**

(Mayor/Chair Kennedy)

**ROLL CALL ATTENDANCE**

(City Clerk/Agency Secretary Torrez)

**DECLARATION OF POSTING OF AGENDA**

**Per Government Code 54954.2**

(City Clerk/Agency Secretary Torrez)

**OPPORTUNITY FOR PUBLIC COMMENT**

**SILENT INVOCATION**

**PLEDGE OF ALLEGIANCE**  
**CITY MANAGER'S REPORT**

**CITY ATTORNEY'S REPORT**

**NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS AGENDA.**  
(See notice attached to the end of this agenda.)

**PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME THE  
ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND PRESENT  
IT TO THE CITY CLERK.**  
(See notice attached to the end of this agenda.)

**PLEASE SUBMIT WRITTEN CORRESPONDENCE TO THE CITY CLERK/AGENCY SECRETARY. THE  
CITY CLERK/AGENCY SECRETARY WILL FORWARD CORRESPONDENCE TO THE CITY  
COUNCIL/REDEVELOPMENT AGENCY.**

## *City Council Action*

**CONSENT CALENDAR:** The Consent Calendar, Agenda Item may be acted upon with one motion, a second and the vote. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

Time Estimate		Page
Consent Calendar: 1 - 10 Minutes		

- |    |   |  |
|----|---|--|
| 1. | <b><u>AWARD OF CONTRACT FOR USER FEE AND COST ALLOCATION STUDIES</u></b><br>..... 1<br><b><u>Recommended Action:</u></b><br>1. <b><u>Award</u></b> a contract for cost allocation plan & user fee study services, development impact fee study services, and water & sewer rate and impact fee services for a maximum cost of \$144,350 to DMG-MAXIMUS.<br>2. <b><u>Authorize</u></b> the City Manager to execute a contract with DMG-MAXIMUS.<br>3. <b><u>Increase</u></b> the 2000/01 Budget by \$46,850. |  |
|----|---|--|

**OTHER BUSINESS:**

- | Time<br>Estimate |  | Page |
|------------------|--|------|
| 2.               | 10 minutes <b><u>SIX MONTH PROGRESS REPORT ON 2000-2001 CITY WORK PLAN</u></b> .....<br><b><u>Recommended Action:</u></b> <b><u>Receive</u></b> and <b><u>File</u></b> Report. | 33   |
| 3.               | 10 minutes <b><u>ESTABLISHMENT OF A COMMITTEE WHOSE MISSION IS TO SOLICIT<br/> DONATIONS FOR COMMUNITY SERVICES</u></b> .....  | 49   |

**Recommended Action:** **Direct** Staff to Work with Designated Council Member and Parks and Recreation Commission Representatives to Provide a Concept for the Establishment of a Non-profit Committee Towards Forming a Community Foundation.

4.      10 minutes      **CORPORATION YARD LEASE AGREEMENT** ..... 51  
**Recommended Action:** **Authorize** the City Manager to execute the attached Lease Agreement with the Morgan Unified School District.

## *City Council and Redevelopment Action*

### **OTHER BUSINESS:**

- |    | Time<br>Estimate |   | Page |
|----|------------------|---|------|
| 5. | 10 minutes       | <b><u>ALTERNATIVE MEETING LOCATIONS</u></b> .....<br><b><u>Recommended Action(s):</u></b> City Council and Redevelopment Agency <b><u>Discussion</u></b> and <b><u>Direction.</u></b> | 65   |

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- |    | Time<br>Estimate |   | Page |
|----|------------------|---|------|
| 6. |                  | <b><u>APPROVAL OF JOINT SPECIAL/REGULAR CITY COUNCIL &amp; SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES OF DECEMBER 20, 2000</u></b> .... | 69   |

### **CLOSED SESSION:**

Time  
Estimate

10 minutes

**CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION**

Legal Authority:      Government Code 54956.8 & 54956.9(c) (1 potential case)  
Real Property(ies) involved:      APN 728-31-007 & 008; 25.50 acres located on the southwesterly side of Road (St. Louise Hospital property)  
City Negotiators:      Agency Members; Executive Director; Agency Counsel; and F. Gale Conner, special counsel

Closed Session Topic:

Potential Litigation

**CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION &  
CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Legal Authority:

Government Code 54956.8 & 54946.9(c)

Real Property Involved:

A 8.49 acre parcel located on West Edmundson Avenue, east of  
Community Park (APN 767-18-025)

Negotiating Parties:

For City/Agency:

City Manager/Executive Director; Public Works Director,  
Director of Business Assistance & Housing Services; City  
Attorney/Agency Counsel; Special Counsel

For Property Owners:

Gundersen Trust Partnership Trustee

Under Negotiation:

Price and Terms of Payment

**OPPORTUNITY FOR PUBLIC COMMENT**

**ADJOURN TO CLOSED SESSION:**

**RECONVENE:**

**CLOSED SESSION ANNOUNCEMENT:**

**FUTURE COUNCIL-INITIATED AGENDA ITEMS:**

Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

**ADJOURNMENT**